

First Federal Savings  
& Loan Association  
P.O. Drawer 408  
Greenville, S.C. 29602



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Jack H. Lynn

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Eighty Thousand and No/100----- (\$ 80,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Seven Hundred Twelve and 92/100----- (\$ 712.92 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain lot of land, lying and being in the State of South Carolina, in Greenville County, in the City of Greenville, at the northwest corner of McGee Street and East Avenue, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Avenue in the City of Greenville at the intersection of McGee Street, running thence N. 21-45 W. 155 feet to an iron pin on an alley; thence with said alley S. 80 W. 51 feet 8 inches to a pin; thence S. 21-45 E. 155 feet to a pin on the north side of East Avenue; thence with East Avenue N. 80 E. 51 feet 8 inches to the beginning corner.

THIS is the same property conveyed to the mortgagor herein by deed of M.E. Durham, II which has been recorded in the RMC Office for Greenville County, S.C. in Deed Book 1065 at Page 663 on September 27, 1977.

ALSO:

ALL that piece, parcel or lot of land lying on the Southern side of Rollinggreen Road, in the State of South Carolina, County of Greenville, Chicks Springs Township, shown and designated as Lot No. 251 on Plat of Botany Woods, Section V, prepared by Piedmont Engineering Service, in May, 1961, recorded in the RMC Office for Greenville County in Plat Book YY, pages 6 and 7, and being further described according to said plat as follows:

BEGINNING at an iron pin on the southern side of Rollinggreen Road at the joint front corner of Lots No. 252 and 251, and running thence along the line of Lot No. 252, S. 1-50 W., 186.7 feet to an iron pin in the line of Lot No. 254; thence along the line of Lot No. 254, S. 86-05 E. 43.3 feet to an iron pin at the corner of Lot No. 250; thence along the line of Lot No. 250, N. 26-10 E. 165.0 feet to an iron pin on the southern side of Rollinggreen Road; thence along the southern side of Rollinggreen Road, N. 69-29 W. 35 feet to an iron pin; thence continuing along Rollinggreen Road, N. 88-30 W. 35 feet to the beginning corner.

THIS is the same property conveyed to the mortgagor herein by deed of Terrence J. McCloskey and Patricia C. McCloskey as recorded in the RMC Office for Greenville County, S.C. in

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